

5th Avenue Redevelopment Opportunities

Request for Interest (RFI) City Council Survey RESULTS

- The City-owned and leased properties in the vicinity of the Naperville Metra Station are highlighted on the attached map. Please indicate which properties should be included as redevelopment opportunity sites in the RFI.

	Councilman1	Councilman2	Councilman3	Councilman4	Councilman5	Councilman6	Councilman7	Councilman8	Councilman9
Kroeler Lot									
Water Tower West (fka DPW)									
190 E. 5 th Avenue									
Lower Burlington Lot									
Upper Burlington Lot									
DuPage Children's Museum Parking Lot			?				*		
Parkview Lot									

? = Maybe

*=Lot AND Property

RECOMMENDATION: INCLUDE ALL PROPERTIES

- Through the RFI/RFP process, the City may establish priorities for the sale and redevelopment of the City-owned parcel(s). Please rank the priorities for redevelopment of the City-owned parcel(s) in order of importance, with 1 being the highest priority.

	Councilman1	Councilman2	Councilman3	Councilman4	Councilman5	Councilman6	Councilman7	Councilman8	Councilman9	MODE	AVERAGE	RECOMMEN- DATION
Provide for a community need (e.g., transitional housing)	4	1	2	4	5	4 (tie)	1	4	2	4	3.00	3
Provide commuter-supported uses (e.g., coffee shop, dry cleaner)	2	4	5	3	4	4 (tie)	2	2	4	4	3.33	4
Profit from the land sale(s)	5	2	4	5	1	3	4	5	6	5	3.89	5
Generate sales tax revenue	3	3	3	2	2		3	3	5	3	2.67	2
Establish a gateway to Downtown Naperville	1	5	1	1	3	2	5	1	3	1	2.44	1
Other (please specify): COUNCILMAN6: Sustainable housing stock that provides generational needs COUNCILMAN9: More efficient parking/traffic management						1			1			



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3. Please identify desired land uses for the redevelopment opportunity sites. Rank the desired land uses in order of priority, with “1” being the highest priority; the same ranking may be assigned to multiple land uses. Please use a “0” for undesirable use(s). Note that commuter parking is intentionally omitted from this list. Please respond to Question #4 to address commuter parking.

	Councilman1	Councilman2	Councilman3	Councilman4	Councilman5	Councilman6	Councilman7	Councilman8	Councilman9	AVERAGE (of ranks provided)	RECOMMENDATION
Attainable Housing/Workforce Housing	4	1	1	1	2	*	2		*	1.83	1
Bus Depot	2	5	1	7	3	1	3		*	3.14	5
Food/Beverage Establishments	2	4	3	3	1	0	6		*	2.71	4
Institutional/Non-Profit (e.g., cultural, educational or religious facility)	3	7	2	4	0	*	7		*	3.83	7
Office	1	6	3	6	1	*	5		*	3.67	6
Retail	1	3	2	2	1	1	4		*	2.00	2
Senior Housing	5	2	1	5	2	*	1		*	2.67	3
Other (please specify):						1		**			

*No Opinion Provided

OTHER COUNCILMAN6: Mixed housing stock; young singles, 50+

** Rather than rank items, Councilman8 provided the following thoughts:

- Wants something big
- Something that is not piecemeal
- Believes we have enough office uses in City, but is not opposed to it being part of the project
- Believes conventional retail sounds nice but there is a lot of vacant retail space to fill first in Naperville
- An overall plan with a focus on empty nesters (providing downsized, innovative housing options) and perhaps also recently graduated/young professionals who would like a Naperville location with easy train access to Chicago is highly desirable.
- Depending on type (active adult 55+) senior housing could also be a nice addition
- A Bus Depot is an important amenity for the train station



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4. Redevelopment of a commuter parking lot(s) may require relocation and/or consolidation of commuter parking. The RFI will define the City’s requirements for the commuter parking supply. Please identify your preference for the future commuter parking supply should the City proceed with redevelopment of the existing parking lot(s). Select one response only.

	Councilman 1	Councilman 2	Councilman 3	Councilman 4	Councilman 5	Councilman 6	Councilman 7	Councilman 8	Councilman 9
Consider opportunities to consolidate or reconfigure commuter parking, but maintain the existing number of parking spaces.									
Through the RFI, establish an increase in the number of commuter parking spaces as a priority for redevelopment.									
Consider a decrease in the number of parking spaces in order to facilitate redevelopment.									

RECOMMENDATION:

CONSIDER OPPORTUNITIES TO CONSOLIDATE OR RECONFIGURE COMMUTER PARKING, BUT MAINTAIN THE EXISTING NUMBER OF SPACES.



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5. Please identify stakeholders that should be considered for the RFI review committee.

	Councilman1	Councilman2	Councilman3	Councilman4	Councilman5	Councilman6	Councilman7	Councilman8	Councilman9
City Council Members									
Financial Advisory Board Member									
Naperville Development Partnership									
Planning and Zoning Commission Member									
Resident(s) of Adjacent Neighborhood									

Other Suggestions:

Councilman1 – Naperville Area Chamber of Commerce

Councilman2 – Longtime Commuters

Councilman3 – Naperville Area Chamber of Commerce, Downtown Advisory Commission, Naperville Area Homeowners Confederation

Councilman6 – Affected Neighborhood Homeowners Associations

Councilman8 – Is really open to including any groups, but felt Council and NDP were required

RECOMMENDATION:

City Council

Naperville Development Partnership

Planning and Zoning Commission

Residents

Naperville Area Homeowner’s Confederation, with additional, direct outreach, to affected member association(s)



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6. Other Comments:

COUNCILMAN1:

I think a mixed use that includes housing, structured parking, office, entertainment, food & beverage and institutional should all be considered. We should not limit the project to previous limits set by the Fifth Ave Study.

COUNCILMAN2:

I would hope we would make sure that we are polling and talking to as many residents in the area to get their take on possible redevelopment.

I would also like to see a comprehensive report on parking usage, fees and comparisons to other suburbs on the BN-Metra line.

COUNCILMAN4:

I am open to all ideas. I believe the area could use more housing fit for young professionals and seniors. Mixed use projects also would be attractive. I would not be excited to see office or higher end residential. I am hopeful that what goes in will also boost sales tax revenue either directly through added businesses or indirectly through added high end apartments that would attract folks that would shop in our downtown.

COUNCILMAN5:

I believe all options should be on the table. This is a once in a lifetime opportunity. I would like to see a proposal with a menu of choices and potential configurations. The proposal should contain data to support the proposed uses. The proposal can also include an increase in daily fee parking. I would like to see what options there are to use technology to monitor parking usage to avoid the nuisance of monthly commuter permits (Many Chicago Parking Decks now have license plate scanners). I would like to know the capacity of Metra to handle the potential increase in ridership from the Downtown Station as well as their capacity to enable reverse commuters to access employment at the site. How far do we force more daily commuters onto the PACE Busses? I would not want to cap the height of buildings on any proposal. Obviously, there is some limit, but we should let the business community address that. I am concerned about the process by which this proposal would be handled. It should be presented to the City Council first at a workshop or some other forum.

